



PROPERTY BY FIRST  
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9 Woodbridge Way

King's Lynn

Norfolk

PE30 4YW

£925 pcm

Newson and Buck are delighted to market this modernised and well presented two bedroom end of terrace house situated on Woodbridge Way which is within close proximity to the Queen Elizabeth Hospital and the local schools. The property includes a modern kitchen and bathroom. In brief the accommodation comprises of entrance hall, lounge/diner, two bedrooms and family bathroom. The property further benefits from a off road allocated parking space, gas central heating and double glazing. Local amenities can be found nearby with more extensive facilities found in King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.

- Two Bedrooms
- Close Proximity to Hospital & Schools
- Lounge & Dining Area
- Garden & Allocated Parking Space
- EPC - C
- COUNCIL TAX BAND A
- AVAILABLE MID JULY

Pets are not considered at this property.



### **Entrance Hall**

6' 3" x 3' 7" (1.91m x 1.09m) - Entrance Door, Wood flooring,

### **Kitchen**

8' 6" x 7' 10" (2.59m x 2.39m) - Range of wall, base and drawer shaker style units with wooden worktops and tiled splashback, integrated washing machine, gas cooker, wooden flooring, window to front

### **Lounge/Diner**

15' 5" x 11' 10" (4.70m x 3.61m) - Fitted carpet, radiator, patio doors to garden. Stairs to first floor.

### **Landing**

Carpeted, doors leading off to -

### **Bedroom One**

12' 0" x 11' 10" (3.66m x 3.61m) - Fitted carpet, radiator, window to rear

### **Bedroom Two**

12' 1" x 5' 8" (3.68m x 1.73m) - Fitted carpet, radiator, window to front

### **Bathroom**

8' 7" x 5' 10" (2.62m x 1.78m) - Three piece suite comprising standard panelled bath with mixer tap rainfall shower over, wash hand basin and low level flush w.c. , airing cupboard, radiator and wooden flooring.

### **Front And Rear**

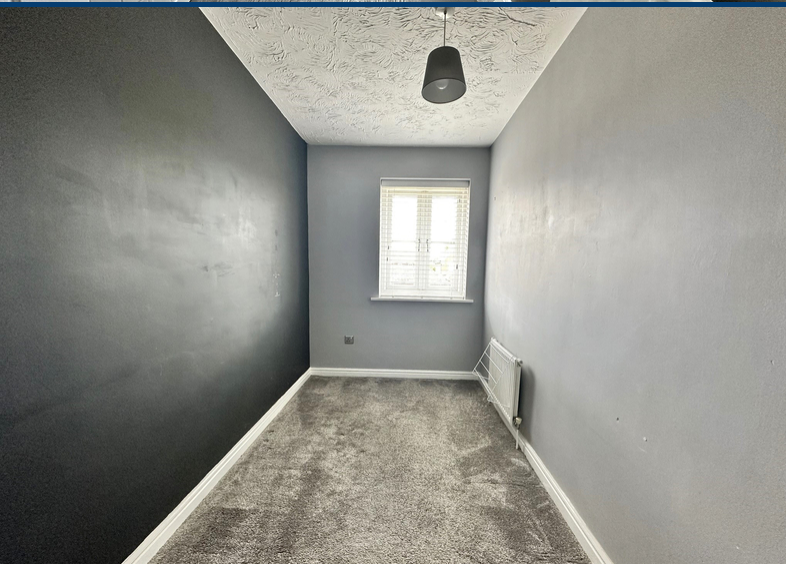
Shingle area to front, rear garden laid to turf with patio area and storage shed, side access to parking area where allocated space is located

### **EPC - C**

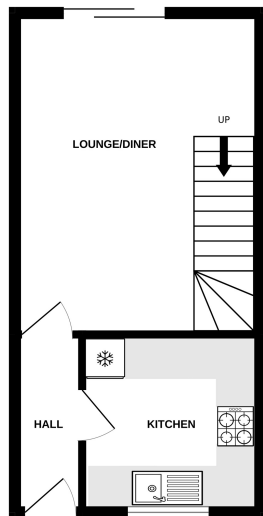
### **Council Tax - A**



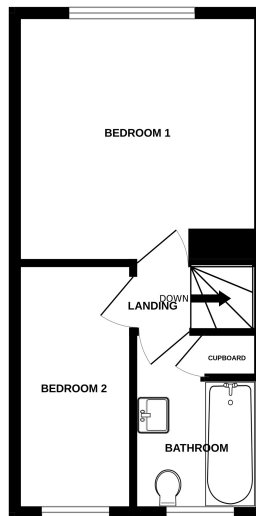




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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